



# महाराष्ट्र शासन राजपत्र

## असाधारण

## प्राधिकृत प्रकाशन

वर्ष २, अंक ३० ]

मंगळवार, सप्टेंबर २७, २०१६/आश्विन ५, शके १९३८

[पृष्ठे २६, किंमत : रुपये १८.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

### भाग एक-अ—नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिद्ध करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरिक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (असा.), (ना. वि. पु.), म. शा. रा., अ. क्र. १५१.

#### नगर विकास विभाग

मंत्रालय, मुंबई -४०० ०३२. दिनांक २० सप्टेंबर, २०१६

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.—

क्रमांक टिपीएस-२४१५-४१८-प्र.क्र.२४८-२०१५-नवि-९.—

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना, (यापुढे “ उक्त विकास योजना ” असे संबोधले आहे), महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) ( यापुढे “ उक्त अधिनियम ” असे संबोधले आहे) चे कलम ३१ (१) अन्वये शासन, अधिसूचना नगर विकास विभाग क्र. टिपीएस-२४१६-२६४३-प्र.क्र. ३०० (अ)-१७-नवि-९, दिनांक ७ जानेवारी, २००० अन्वये मंजूर झाली असून ती दिनांक १ मार्च, २००० पासून अंमलात आली आहे, तसेच नागपूर शहराची सुधारित विकास योजना विकास नियंत्रण नियमावली शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस-२४००-१६८४-प्र.क्र.२३५-२०१४-नवि-९, दि. ३१ मार्च, २००१ अन्वये मंजूर झाली असून ती दि. ९ एप्रिल, २००१ पासून अंमलात आली आहे (यापुढे “ उक्त विकास नियंत्रण नियमावली ” असे संबोधले आहे) ;

आणि ज्याअर्थी, नागपूर महानगरपालिकेने नियोजन प्राधिकरण म्हणून (यापुढे “ उक्त नियोजन प्राधिकरण ” असे संबोधले आहे) ठराव क्र. २७, दिनांक ५ डिसेंबर, २०१५ अन्वये निर्णय घेवून, त्या नुसार, उक्त विकास नियंत्रण नियमावली मधील विनियम क्र. N-२.९ (६) मध्ये लोकहिताच्या दृष्टीने अधिमूल्य आकारून अतिरिक्त चटई क्षेत्र निर्देशांक मंजूर करण्याबाबत विघ्यान तरतुदीमध्ये नवीन तरतुदीचा समावेश करून उक्त अधिनियमाच्या कलम ३७ (१) अन्वये आवश्यक वैधानिक कार्यवाही करून फेरबदलाचा प्रस्ताव शासनास मंजूरीसाठी सादर केलेला आहे (यापुढे “ उक्त फेरबदल ” असे संबोधले आहे) ;

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्रस्तावित फेरबदल काही बदलासह मान्य करावे, असे राज्य शासनाचे मत झाले आहे;

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७ (२) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकारांचा वापर करून उक्त विकास योजनेतील प्रस्तावित फेरबदलास शासन पुढीलप्रमाणे मान्यता देत आहे ;

- (क) उक्त फेरबदल प्रस्तावास सोबत जोडलेल्या “ अनुसूची-अ ” नमूद केल्यानुसार मान्यता देत आहे.
- (ख) निदेश देत आहे की, सोबत जोडलेल्या अनुसूचीत नमूद नवीन नोंद, दि. ३१ मार्च, २००९ रोजीच्या उक्त विकास नियंत्रण नियमावली मंजुरीच्या अधिसूचनेसोबत जोडलेल्या फेरबदल सुचितील विनियम क्र. N-२.९ (६) मध्ये अंतर्भूत करण्यात येत आहे.
- (ग) प्रस्तुत मंजूर फेरबदल हा, प्रस्तुत अधिसूचना शासन राजपत्रात प्रसिध झाल्याच्या दिनांकापासून अंमलात येईल.

सदर अधिसूचना शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) व नगर रचना संचालनालयाच्या [www.dtp.maharashtra.gov.in](http://www.dtp.maharashtra.gov.in) या संकेतरथळावर देखील उपलब्ध आहे.

#### SCHEDULE “ A ”

N-2.9 (6):-Over and above the Base FSI of any plot and the Development Rights (DR), if applicable, additional FSI of 0.30 may be granted by the Commissioner, Nagpur Municipal Corporation/Chairman, Nagpur Improvement Trust, on plots fronting roads of width 9.00 mt. & above.

Provided that such additional FSI on payment of premium shall not be permitted in congested areas earmarked on the Development Plan.

If Planning Authority proposes to develop BRTS along the Road 24.00 mt. wide and above, in that event additional 0.50 premium FSI over and above the premium FSI mentioned above shall be allowed.

#### **Explanation :—**

**(i)** *The maximum permissible FSI on a plot for the purpose of this Regulation shall mean the sum of total of Base FSI (i.e. Basic Zonal Permissible FSI)+ Total TDR admissible under Development Control Regulations + Development Rights, if applicable + Additional FSI on payment of premium + redevelopment incentive FSI, if applicable. subject to maximum cap mentioned below.*

Sr. No.	(1)	Base FSI of Residential Zone		As per TDR Policy (5)	Premium FSI (6)	Total Loading FSI (7)	
		Area of the plot less than 1000 sq. mt. (3)	Area of the plot 1000 sq. mt. & above (4)			Sq.mt. (8)	Sq.mt. (9)
1.	9mt. and above but less than 12 mt.	1.00	1.25	0.40	0.30	1.70	1.95
2.	12mt. and above but less than 18 mt.	1.00	1.25	0.65	0.30	1.95	2.20
3.	18mt. and above but less than 24 mt.	1.00	1.25	0.90	0.30	2.20	2.45
4.	24mt. and above but less than 30 mt.	1.00	1.25	1.15	0.30	2.45	2.70
5.	And above 30 mt.	1.00	1.25	1.40	0.30	2.70	2.95

#### **Note :—**

1. For the redevelopment of authorized residential buildings which are more than 30 years old, situated on roads less than 9mt. wide, 0.20 premium FSI shall be permissible on payment of premium at the rate as may be decided by the Government from time to time.
2. Access Road of 9 mt. width shall also include an existing road in respect of which widening upto 9 mt. has been notified under the provisions of Regular Line of Street, stipulated in the Maharashtra Municipal Corporation Act.
3. Additional FSI under this Regulation shall be permissible for Residential user, Commercial user, non-polluting Industrial user and Public/Semi-Public user.

4. Additional FSI permissible under this Regulation shall be on gross plot area after deducting D. P. Reservations, if any.
5. Such additional FSI may be permitted in case of fresh permissions and also to an existing building but subject to producing of stability certificate in respect of such existing building. Provided that erection of columns in the required marginal open space shall not be allowed for vertical extention of an existing building for utilisation of such additional FSI.
6. Such additional FSI on payment of premium shall be optional and non-transferable.
7. Premium for such additional FSI under this Regulation shall be charged as per the rates decided by Government from time to time.
8. The Commissioner Nagpur Municipal Corporation / Chairman, Nagpur Improvement Trust, Nagpur shall deposit 50% of the amount collected through the aforesaid premium, in the "Development Fund" account as set up under Section 124-J of the Maharashtra Regional and Town Planning Act, 1966 and shall utilise the same for implementation of Development Plan Proposal on priority as well as creation of civic amenities and remaining 50% of the amount of the premium collected shall be deposited with the State Government simultaneously.
9. No condonation in the required open space, parking and other requirements as in these regulations shall be allowed in the case of grant of such additional FSI.
10. Additional FSI may be permissible subject to, any disclosure made for use of TDR/FSI, while making agreements with purchasers under Maharashtra Ownership Flat Act.
11. Tenement density shall be proportionately increased as per the increase in FSI over and above base FSI.
12. Additional FSI shall not be permissible under following circumstances.—
  - (i) Slum Rehabilitation Schemes undertaken as per Appendix- 'T'
  - (ii) Buildings in gaonthan / congested areas.
  - (iii) Educational / Medical / Institutional buildings, starred category hotels, buildings of IT establishments etc. which have availed additional floor index as permissible under Regulation No. N. 1.5.
  - (iv) Areas where base FSI is less than 1.00.
  - (v) Areas where construction/Development is not otherwise permissible as per present DCR.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

रा. शा. चौहान,  
कक्ष अधिकारी.

भाग १-अ (असा) (ना. वि. पु.), म. शा. रा., अ. क्र. १५२.

#### URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 20th September, 2016.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. TPS-2415-418-CR-248-2015-UD-9.—

Whereas, the Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Department Notification No. TPS-2496-2643-CR-300 (A) -97-UD-9, dated the 7th January, 2000 and has come into force with effect from the 1st March, 2000 (hereinafter referred to as "the said Development Plan") under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") and also the Development Control Rules for the area within the jurisdiction of Nagpur Municipal Corporation have been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2400-1684-CR-1952-2000-UD-9., dated the 31st March, 2001 and have come into force with effect from the 9th April, 2001 (hereinafter referred to as "the said DCRs")

And whereas, the Nagpur Municipal Corporation being Planning Authority (hereinafter referred to as "the said Planning Authority) vide its Resolution No. 27, dated 05 December 2014 resolved to amend the Regulation No. N-2.9 (6) of the said DCR so as to incorporate a new provision for additional FSI on payment of premium, after following the due procedure as laid down in the sub-section (1) of Section 37 of the said Act has submitted the proposed modification to the Government. (hereinafter referred to as "The said Modification") for sanction;

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the said Modifications should be sanctioned with some changes;

Now therefore, in exercise of the power conferred on it under sections (2) of Section 37 of the said Act, the Government hereby, sanctions the said Modification as follows,

(a) Sanctions the proposed Modification, as mentioned in the "Schedule-A" appended hereto.

(b) Directs that the schedule regarding provision of new regulation No. N-2.9 (6) appended is incorporated in the schedule of modifications appended to the notification dated the 31st March, 2001.

(c) Fixes the date of publication of this Notification in the Official Gazette as the date of coming into force of the modification.

This Notification shall also be available on the Government web site [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

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Provided that such additional FSI on payment of premium shall not be permitted in congested areas earmarked on the Development Plan.

If Planning Authority proposes to develop BRTS along the Road 24.00 mt. wide and above, in that event additional 0.50 premium FSI over and above the premium FSI mentioned above shall be allowed.

#### **Explanation :—**

(i) *The maximum permissible FSI on a plot for the purpose of this Regulation shall mean the sum of total of Base FSI (i.e. Basic Zonal Permissible FSI)+ Total TDR admissible under Development Control Regulations + Development Rights, if applicable + Additional FSI on payment of premium + redevelopment incentive FSI, if applicable. subject to maximum cap mentioned below.*

Sr. No.		Base FSI of Residential Zone		As per TDR Policy	Premium FSI	Total Loading FSI	
		Area of the plot less than 1000 sq. mt.	Area of the plot 1000 sq. mt. & above			(7)	
(1)	(2)	(3)	(4)	(5)	(6)	Sq.mt.	
1.	9mt. and above but less than 12 mt.	1.00	1.25	0.40	0.30	1.70	1.95
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*Note :—*

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2. Access Road of 9 mt. width shall also include an existing road in respect of which widening upto 9 mt. has been notified under the provisions of Regular Line of Street, stipulated in the Maharashtra Municipal Corporation Act.
3. Additional FSI under this Regulation shall be permissible for Residential user, Commercial user, non-polluting Industrial user and Public/Semi-Public user.
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Provided that erection of columns in the required marginal open space shall not be allowed for vertical extention of an existing building for utilisation of such additional FSI.
6. Such additional FSI on payment of premium shall be optional and non-transferable.
7. Premium for such additional FSI under this Regulation shall be charged as per the rates decided by Government from time to time.
8. The Commissioner Nagpur Municipal Corporation / Chairman, Nagpur Improvement Trust, Nagpur shall deposit 50% of the amount collected through the aforesaid premium, in the "Development Fund" account as set up under Section 124-J of the Maharashtra Regional and Town Planning Act, 1966 and shall utilise the same for implmentation of Development Plan Proposal on priority as wess as creation of civic amenities and remaining 50% of the amount of the premium collected shall be deposited with the State Government simultaneously.
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  - (iv) Areas where base FSI is less than 1.00
  - (v) Areas where construction/Development is not otherwise permissible as per present DCR.

By order and the name of the Governor of Maharashtra.

R. S. CHOUHAN,  
Section Officer.

भाग १-अ (असा.), (ना. वि. पु.), म. शा. रा., अ. क्र. १५३.

## नगर विकास विभाग

मंत्रालय, मुंबई -४०० ०३२. दिनांक २० सप्टेंबर, २०१६

### महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.—

क्रमांक टिपीएस-२४१५-४१८-प्र.क्र.२४८-२०१५-नवि-९-२०१५:

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना, (यापुढे “उक्त विकास योजना” असे संबोधले आहे), महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. अधि. ३७ वा) ( यापुढे “उक्त अधिनियम ” असे संबोधले आहे) चे कलम ३१ (१) अन्वये शासन, अधिसूचना नगर विकास विभाग क्र. टिपीएस-२४१६-२६४३-प्र.क्र. ३०० (अ)-१७-नवि-९, दिनांक ७ जानेवारी, २००० अन्वये मंजूर झाली असून ती दिनांक १ मार्च, २००० पासून अंमलात आली आहे, तसेच नागपूर शहराची सुधारित विकास योजना विकास नियंत्रण नियमावली शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस-२४००-१६८४-प्र.क्र.२३५-२०१४-नवि-९, दि. ३१ मार्च, २००१ अन्वये मंजूर झाली असून ती दि. ९ एप्रिल, २००१ पासून अंमलात आली आहे (यापुढे “उक्त विकास नियंत्रण नियमावली ” असे संबोधले आहे) ;

आणि ज्याअर्थी, लोकहिताचे दृष्टीने नागपूर शहराच्या उक्त विकास नियंत्रण नियमावली मध्ये आवश्यक त्या ठिकाणी मुळ चटई क्षेत्र निर्देशांक आणि चटई क्षेत्र निर्देशांकाच्या परिगणनेमधून सोबतच्या अनुसूची-ब मध्ये नमुद बांधकामांना सुट देण्याबाबत फेरबदल करणे आवश्यक असल्याचे शासनाचे मत झाले आहे (यापुढे “उक्त फेरबदल” असे संबोधले आहे);

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७ (१अे१) अन्वये प्रदत्त असलेल्या अधिकारानुसार, महाराष्ट्र शासन, उक्त फेरबदलाच्या अनुषंगाने जनतेकडून हरकती/सूचना मागविण्यासाठी प्रसिद्ध करीत आहे. उक्त फेरबदलासंबंधी काही हरकती/सूचना असल्यास ही सूचना प्रसिद्ध झाल्यापासून ३० दिवसांच्या आत विभागीय सहसंचालक, नगर रचना, नागपूर विभाग, जुने सचिवालय, पहिला मजला, महानगरपालिका, सिव्हिल लाईन्स, नागपूर-४४० ००१ या पत्त्यावर लेखी स्वरूपात पाठवाव्यात, प्राप्त होणा-या हरकती/सूचनांवर सुनावणी देण्यासाठी सहसंचालक, नगर रचना, नागपूर विभाग, नागपूर यांना प्राधिकृत करण्यात येत असून त्यांनी त्यांचा अहवाल शासनास सादर करावा.

सदर सूचना शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) व नगर रचना संचालयानालयाच्या [www.dtp.maharashtra.gov.in](http://www.dtp.maharashtra.gov.in) या संकेतरथळावर देखील उपलब्ध आहे.

## SCHEDULE “B”

Following provisions shall be added at appropriate places in sanctioned DCR

### A. MAXIMUM PERMISSIBLE FSI / TDR ON A PLOT SITUATED OUT SIDE CONGESTED AREA

Sr. No.	Front road width	Base FSI of Residential Zone		Permissible TDR	Premium FSI	Total Loading FSI	
		Area of the plot less than 1000 sq. mt.	Area of the plot 1000 sq. mt. & above			less than 1000 sq.mt.	less than 1000 sq.mt.above
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
					sq.mt.		
1.	9mt. and above but less than 12 mt.	1.10	1.35	0.40	0.30	1.80	2.05
2.	12mt. and above but less than 18 mt.	1.10	1.35	0.65	0.30	2.05	2.30
3.	18mt. and above but less than 24 mt.	1.10	1.35	0.90	0.30	2.30	2.55
4.	24mt. and above but less than 30 mt.	1.10	1.35	1.15	0.30	2.55	2.80
5.	More than 30 mt.	1.10	1.35	1.40	0.30	2.80	3.05

**Note :—** In case of fully commercial building on independent plot in designated R-2 zone additional 0.5 premium FSI may be allowed by charging premium as may be decided by the Government from time to time. This premium FSI shall be over and above the 0.30 premium FSI mentioned in above table.

**B. Exclusion of structures/projections for FSI calculation**

1. Stilt / podium/basement used as parking.
2. Double height terrace upto 20% and 15% balcony not closed. The balcony should not be enclosed and declaration regarding thus shall be submitted by owner / developer/architect at the time of approval of building permission and the same shall be mentioned in the agreement or sale deed.
3. Stair case, fire escape staircase.
4. A projection of maximum 30 cm. on roof top terrace level.
5. Suction tanks, soak pits, pump room, meter room, garbage shaft, space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc.
6. Areas covered by electric cabin, Porches, Entrance lobby / foyer, canopies, chajjas, cornice, weather shade, canopy, sun breaker, Air conditioning plant rooms, lift well and service floor of height not exceeding 1.8 m. for hospitals, shopping malls, plazas and Star category hotels (rating with three stars and above).
7. Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.
8. Rockery, well and well structures, plant, nursery, water pool platform around a tree, fountain bench, chabutara with open top and unenclosed sides, ramps, compound wall, gate slide/swing, steps outside the buildings, domestic working place (open to sky), overhead water tank on top of the building, Stair Case, fire escape stair case.
9. Refuge areas
10. Service floor
11. Voids
12. Telecommunication tower, antenna.
13. Atrium in shoppling malls, public buildings.
14. Open to sky swimming pool of the top terrace and top most podium.

**C. All other structural items excluding as mention in B, shall be computed in FSI.**

**D. Following shall be necessary provided in residential complex.**

- (i) Fitness Centre, Creche, society office cum letter box room, admeasuring area of about 30 sq. mt. in scheme having minimum 100 flats and thereafter additional 20 sq.mt. area of every 100 flats. However if Fitness Centre, Creche etc. are constructed in lay-out open space then their buildup area shall be counted in permissible 15% buildup area of lay-out open space.
- (ii) Sanitary block for servants having maximum area of 3.00 sq.mt. in schemes having minimum 100 flats and thereafter additional 3.00 sq.mt. area for every 100 flats.
- (iii) Drivers room of size 12.00 sq.mt. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq.mt. area for ever 300 flats.

**E. These provisions shall be applicable from the date of publication of the final Notification of this modification in the Government Gazette.**

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

रा. शा. चौहान,  
कक्ष अधिकारी.

भाग १-अ (असा) (ना. वि. पु.), म. शा. रा., अ. क्र. १५४.

URBAN DEVELOPMENT DEPARTMENT  
Mantralaya, Mumbai 400 032, dated the 20th September, 2016.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. TPS-2415-418-CR-248-2015-UD-9.—

Whereas, the Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2496-2643-CR-300 (A)-97-UD-9, dated the 7th January, 2000 and has come into force with effect from the 1st March, 2000 (hereinafter referred to as "the said Development Plan") under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") and also the Development Control Rules for the area within the jurisdiction of Nagpur Municipal Corporation have been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2400-1684-CR-1952-2000-UD-9, dated the 31st March, 2001 and have come into force with effect from the 9th April, 2001 (hereinafter referred to as "the said DCRs");

And whereas, in the larger Public interest, the Government finds it expedient to make necessary change in the provisions releted to the base FSI and exclusion of structures from FSI calculations and shall be added at appropriate places in said Regulations (hereinafter referred to as "the said modification") and as mentioned in Schedule-B as appended hereto.

Now, therefore, in exercise of the powers conferred under sub-section (1AA) of Section 37 of the said Act, the State Government hereby publish the Notice for inviting suggestions/objections in respect of the said modification from the general public within a period of one month from the date of publication of Notice in the Official Gazette and also authorizes the Joint Director of Town Planning, Nagpur Division, Nagpur for conducting hearing on suggestions/objections received within a period of 30 days from the date of publication of this Notice in the Official Gazette and submit his report to the Government.

This Notice shall also be available on the Government's web site at [www.maharashtra.gov.in](http://www.maharashtra.gov.in) as well as on web site of Director of Town Planning, Pune at [www.dtp.maharashtra.gov.in](http://www.dtp.maharashtra.gov.in).

SCHEDULE "B"

**Following provisions shall be added at appropriate places in sanctioned DCR**

**A. MAXIMUM PERMISSIBLE FSI / TDR ON A PLOT SITUATED OUTSIDE CONGESTED AREA**

Sr. No.	Front road width	Base FSI of Residential Zone		Permissible TDR	Premium FSI	Total Loading FSI	
		Area of the plot less than 1000 sq. mt.	Area of the plot 1000 sq. mt. & above			less than 1000 sq.mt.	1000 sq.mt. and above
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	9mt. and above but less than 12 mt.	1.10	1.35	0.40	0.30	1.80	2.05
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**Note :—** In case of fully commercial building on independent plot in designated R-2 zone additional 0.5 premium FSI may be allowed by charging premium as may be decided by the Government from time to time. This premium FSI shall be over and above the 0.30 premium FSI mentioned in above table.

**B. Exclusion of structures/projections for FSI calculation**

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2. Double height terrace upto 20% and 15% balcony not closed. The balcony should not be enclosed and declaration regarding thus shall be submitted by owner / developer/architect at the time of approval of building permission and the same shall be mentioned in the agreement or sale deed.
3. Stair case, fire escape staircase.
4. A projection of maximum 30 cm. on roof top terrace level.
5. Suction tanks, soak pits, pump room, meter room, garbage shaft, space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc.
6. Areas covered by electric cabin, Porches, Entrance lobby / foyer, canopies, chajjas, cornice, weather shade, canopy, sun breaker, Air conditioning plant rooms, lift well and service floor of height not exceeding 1.8 m. for hospitals, shopping malls, plazas and Star category hotels (rating with three stars and above).
7. Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.
8. Rockery, well and well structures, plant, nursery, water pool platform around a tree, fountain bench, chabutara with open top and unenclosed sides, ramps, compound wall, gate slide/swing, steps outside the buildings, domestic working place (open to sky), overhead water tank on top of the building, Stair Case, fire escape stair case.
9. Refuge areas
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14. Open to sky swimming pool of the top terrace and top most podium.

**C. All other structural items excluding as mention in B, shall be computed in FSI.**

**D. Following shall be necessary provided in residential complex.**

- (i) Fitness Centre, Creche, society office cum letter box room, admeasuring area of about 30 sq. mt. in scheme having minimum 100 flats and thereafter additional 20 sq.mt. area of every 100 flats. However if Fitness Centre, Creche etc. are constructed in lay-out open space then their buildup area shall be counted in permissible 15% buildup area of lay-out open space.
- (ii) Sanitary block for servants having maximum area of 3.00 sq.mt. in schemes having minimum 100 flats and thereafter additional 3.00 sq.mt. area for every 100 flats.
- (iii) Drivers room of size 12.00 sq.mt. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq.mt. area for ever 300 flats.

**E. These provisions shall be applicable from the date of publication of the final Notification of this modification in the Government Gazette.**

By order and in the name of the Governor of Maharashtra.

R. S. CHOUHAN,  
Desk Officer.

भाग १-अ (असा.) (ना. वि. पु.), म. शा. रा., अ. क्र. १५५.

## नगर विकास विभाग

मंत्रालय, मुंबई -४०० ०३२ : दिनांक २० सप्टेंबर, २०१६

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.—

क्रमांक टिपीएस-२४१५-२१२-प्र.क्र. ११७-नवि-९-२०१५.—

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना (यापुढे “उक्त विकास योजना” असे संबोधले आहे), महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) ( यापुढे “उक्त अधिनियम ” असे संबोधले आहे) चे कलम ३१ (१) अन्वये शासन, नगर विकास विभाग अधिसूचना क्र. टिपीएस-२४१६-२६४३-प्र.क्र. ३०० (अ)-१७-नवि-९, दिनांक ७ जानेवारी, २००० अन्वये मंजूर झाली असून ती दिनांक १ मार्च, २००० पासून अंमलात आली आहे. तसेच, नागपूर शहराची सुधारित विकास योजना विकास नियंत्रण नियमावली शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस-२४००-१६८४-प्र.क्र. २३५-२०१४-नवि-९, दि. ३१ मार्च, २००१ अन्वये मंजूर झाली असून ती दि. ९ एप्रिल, २००१ पासून अंमलात आली आहे (यापुढे “उक्त विकास नियंत्रण नियमावली ” असे संबोधले आहे) ;

आणि ज्याअर्थी, नागपूर शहराच्या उक्त विकास आराखड्यातील उक्त विकास नियंत्रण नियमावलीतील वाहनतळासंबंधित विनियम क्र. १६ मधील फेरबदल करण्यासंबंधीच्या प्रस्तावास शासन निर्णय क्र. टिपीएस-२४१५-२१२-प्र.क्र. ११७-२०१५-नवि-९, दिनांक ४ जानेवारी, २०१६ अन्वये मंजुरी देण्यात आलेली आहे;

आणि ज्याअर्थी, नागपूर महानगरपालिका तसेच नागपूर सुधार प्रन्यास यांच्या अनुक्रमे दि. २ मार्च, २०१६ व दि. ५ मार्च, २०१६ च्या संदर्भामध्ये उल्लेखित मुद्यांच्या अनुरुंगाने शासनास उक्त विकास नियंत्रण नियमावलीमध्ये अनुषंगिक फेरबदल करणे आवश्यक झाले आहे ;

आणि ज्याअर्थी, लोकहिताचे दृष्टीने नागपूर शहराच्या उक्त विकास नियंत्रण नियमावलीतील नियम क्रमांक १६ मध्ये सोबतच्या अनुसूचीप्रमाणे फेरबदल करणे आवश्यक असल्याचे शासनाचे मत झाले आहे (यापुढे “उक्त फेरबदल” असे संबोधले आहे);

आणि ज्याअर्थी, उक्त तरतुदीच्या अनुरुंगाने, उक्त विकास नियंत्रण नियमावलीत, विनियम क्र. १६ मधिल वाहनतळासंबंधी फेरबदल करण्याबाबत (यापुढे “उक्त फेरबदल” असे संबोधले आहे) उक्त अधिनियमाच्या कलम ३७ (१कक) अन्वये प्रदत्त असलेल्या अधिकारानुसार शासनाने नगर विकास विभाग सूचना क्र. टिपीएस-२४१५-२१२-प्र.क्र. ११७-२०१५-नवि-९, दिनांक ६ एप्रिल, २०१६ अन्वये निर्गमित केली आहे. सदर सूचना शासन राजपत्रात भाग एक-अ नागपूर विभागीय पुरवणी, दिनांक ७-१३ एप्रिल २०१६, पृष्ठ क्र. १ ते ११ वर प्रसिद्ध झाले आहे, उक्त फेरबदलाबाबत विहित मुदतीत प्राप्त होणा-या सूचना/हरकर्तीवर सुनावणी देणेसाठी तसेच उक्त नमूद विहित मुदत संपल्यानंतर ३० दिवसांच्या आत शासनास अहवाल सादर करण्यासाठी सह संचालक, नगर रचना, नागपूर विभाग, नागपूर यांची अधिकारी म्हणून नियुक्ती करण्यात आली होती (यापुढे “उक्त अधिकारी ” असे संबोधले आहे);

आणि ज्याअर्थी, उक्त अधिकारी यांनी आपला अहवाल पत्र क्र. ११०७, दिनांक २० जुलै, २०१६ अन्वये सादर केला आहे;

आणि ज्याअर्थी, उक्त अधिकारी यांच्या अहवालाचा विचार करून व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांच्याशी सल्लामसलत करून व चौकशी केल्यानंतर, उक्त फेरबदल मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे.

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७ (१कक) (ग) अन्वये प्रदत्त अधिकारांचा वापर करून शासन.—

(क) उक्त फेरबदलास, प्रस्तुत अधिसूचनेसोबत जोडलेल्या Schedule मध्ये नमूद केल्यानुसार मंजुरी देत आहे.

(ख) प्रस्तुत मंजूर फेरबदल हा, प्रस्तुत अधिसूचना शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून अंमलात येईल.

प्रस्तुत अधिसूचना जनतेच्या अवलोकनार्थ खालील कार्यालयात कामकाजाच्या दिवशी कार्यालयीन वेळेत एक महिन्यापर्यंत उपलब्ध करून देण्यात यावी.

(१) आयुक्त, नागपूर महानगरपालिका, नागपूर.

(२) सभापती, नागपूर सुधार प्रन्यास, नागपूर.

(३) विभागीय सह संचालक, नगर रचना, नागपूर विभाग, नागपूर.

सदर अधिसूचना शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) व नगर रचना संचालनालयाच्या [www.dtp.maharashtra.gov.in](http://www.dtp.maharashtra.gov.in) या संकेतस्थळावर देखील उपलब्ध आहे.

SCHEDULE

REGULATION No.	PROPOSED MODIFICATION	SANCTIONED MODIFICATION
(1)	(2)	(3)
16	PARKING, LOADING AND UNLOADING SPACES	PARKING, LOADING AND UNLOADING SPACES
16.1	Each off street parking space provided for motor vehicles shall not be less than 2.5 m x 5 m. area, and for scooters and cycles the parking spaces provided shall not be less than 2.00 sq. mt. and 1.0 sq. mt. respectively.	Each off street parking space provided for motor vehicles shall not be less than 2.5 m x 5 m. area, and for scooters and cycles the parking spaces provided shall not be less than 2.00 sq. mt. and 1.0 sq. mt. respectively.
16.2	For building of different occupancies off street space for vehicles shall be provided as given 16.2.1	For building of different occupancies off street space for vehicles shall be provided as given 16.2.1
16.2.1	Parking Spaces—The provision for parking of vehicles shall be given as given in Tables-8 & technical norms shall be as per site condition, but without compromising the basic requirement. Wherever a property is developed or redeveloped parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.	Parking Spaces—The provision for parking of vehicles shall be given as given in Tables-8 & technical norms shall be as per site condition, but without compromising the basic requirement. Wherever a property is developed or redeveloped parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.
	(1) General Space Requirements :-	(2) General Space Requirements :-
	(i) Types : The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock up garages.	(i) Types : The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock up garages.
	(ii) For calculation of marginal distances the height of parking floors (Maximum two floors above the ground level) shall not be taken in account. However height of such parking floors shall be counted towards the total height of the building for deciding the building as high rise building and for Civil Aviation purpose.	(ii) For calculation of marginal distances the height of parking floors (Maximum two floors above the ground level) shall not be taken in account. However height of such parking floors shall be counted towards the total height of the building for deciding the building as high rise building and for Civil Aviation purpose.
	(iii) Size of parking space :- The minimum sizes	(iii) Size of parking space :- The minimum sizes

SCHEDULE—*Contd.*

(1)	(2)	(3)			
Types of Vehicle/ Parking space	Minimum size/ area of	Types of Vehicle/ Parking space	Minimum size/ area of		
(1)	(2)	(1)	(2)		
(a) Motor Vehicle	2.5 m. x 5 m.	(a) Motor Vehicle	2.5 m.x 5 m.		
(b) Scooter, Motor Cycle	2.0 sq.m	(b) Scooter, Motor Cycle	2.0 sq.m.		
(c) Bicycle	1.0 sq.m.	(c) Bicycle	1.0 sq.m.		
(d) Transport vehicle	3.75 m. x 7.5 m.	(d) Transport vehicle	3.75 m. x 7.5 m.		
<i>Note:—</i> In the case of parking spaces for motor vehicle, up to 50 per cent of the prescribed space may be of the size of 2.3 m. x 4.5 m.		<i>Note:—</i> In the case of parking spaces for motor vehicle, up to 50 per cent of the prescribed space may be of the size of 2.3 m. x 4.5 m.			
(iv) Marking of Parking Spaces :-Parking space shall be paved and clearly marked for different types of vehicles.		(iv) Marking of Parking Spaces :-Parking space shall be paved and clearly marked for different types of vehicles.			
(v) Manoeuvring and other ancillary spaces, off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such others provisions required for adequate manoeuvring of vehicles.		(v) Manoeuvring and other ancillary spaces, off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such others provisions required for adequate manoeuvring of vehicles.			
(vi) Ramps for basement parking :-Ramps for parking in basement should conform to the requirement of 19.4.6.		(vi) Ramps for basement parking :-Ramps for parking in basement should conform to the requirement of 19.4.6.			
(vii) Podium parking may be allowed for plots having area more than 2000 sq. mt. subject to the following conditions:—		(vii) Podium parking may be allowed for plots having area more than 2000 sq. mt. subject to the following conditions:—			
1. No podium shall be allowed in the front set back.					
2. Podium may be allowed only after leaving 6 mt. marginal distance from sides & rear side of the building.					
3. The minimum open space required is as per the provision of Rule No. 13.3.1 of sanctioned DCR of the city Open space proposed on the podium may be permissible, however it shall be in addition to the open space required as per the rules.					
4. The structural design of podium slab and ramp shall be of adequate strength so as to bear the load of fire engines and related vehicles.					
5. Ramp may be permitted in the side and rear marginal open spaces, but only after leaving sufficient space or after making necessary arrangement for movement of fire tenders.					
6. The consent of the Chief Fire Officer shall be necessary before permitting the podium and the ramp.					

SCHEDULE—*Contd.*

Regulation No.	Proposed Modification (1) (2)	Sanctioned Modification (3)
Note 1	Note 1 : In the case of auditoria for Educational Building Parking space shall be as per Sr. No. 4.	Note 1 : In the case of auditoria for Educational Building Parking space shall be as per Sr. No. 4.
Note 2	Note 2 : For plots up to 100 sq. mt. as in the case of shops, parking space need not be insisted.	Note 2 : For plots up to 100 sq. mt. as in the case of shops, parking space need not be insisted.
Note 3	Note 3 : In case the number of vehicles for which the parking required as per the Table above is a fraction, the same shall be rounded off to the next higher integer.	Note 3 : In case the number of vehicles for which the parking required as per the Table above is a fraction, the same shall be rounded off to the next higher integer.
Note 4	Note 4 : Deleted.	Note 4 : Deleted.
Note 4	Note 4 : Parking space for plots up to 300 sq. mt. shall be as per the Sr. No. 9 it shall be allowed in marginal space only in case of independent single family resident bungalows only.	Note 4 : Parking space for plots up to 300 sq. mt. shall be as per the Sr. No. 9 it shall be allowed in marginal space only in case of independent single family resident bungalows only.
Note 5	Note 5 : Further a garage shall be allowed in rear marginal distance at one corner having dimension 3 mt. x 6 mt. area.	Note 5 : Further a garage shall be allowed in rear marginal distance at one corner having dimension 3 mt. x 6 mt. area.
16.3	Off street parking space shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in the regulations.	Off street parking space shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in the regulations.
16.4	If the total parking space required by these regulations is provided by a group of property owners for their mutual benefits, such use of this space may be construed meeting the off street parking requirements under these regulations subject to the approval of the Authority. In such cases, the details of requirement for total development should be submitted. If common parking space is proposed for the group of building and the owners of such building shall submit the lay-out showing such reservation of parking space and also a registered undertaking that the area earmarked for the parking space will be kept unbuilt and will be developed as a parking lot.	If the total parking space required by these regulations is provided by a group of property owners for their mutual benefits, such use of this space may be construed meeting the off street parking requirements under these regulations subject to the approval of the Authority. In such cases, the details of requirement for total development should be submitted. If common parking space is proposed for the group of building and the owners of such building shall submit the lay-out showing such reservation of parking space and also a registered undertaking that the area earmarked for the parking space will be kept unbuilt and will be developed as a parking lot.
16.5	In Addition to the parking spaces provided for building of Mercantile (commercial like office, markets, department as store industrial and storage) loading and unloading spaces for each 1000 sq. mt. of floor area fraction thereof exceeding the first 200 sq.mt of floor area, shall be provided. The space shall not be less than 3.75 m x 7.5 m.	In Addition to the parking spaces provided for building of Mercantile (commercial like office, markets, department as store industrial and storage) loading and unloading spaces for each 1000 sq. mt. of floor area fraction thereof exceeding the first 200 sq.mt of floor area, shall be provided. The space shall not be less than 3.75 m x 7.5 m.
16.6	Parking lock up garages shall be included in the calculation for floor space for F. A. calculation unless they are provided in the building constructed on stilts with no external wall.	Parking lock up garages shall be included in the calculation for floor space for F. A. calculation unless they are provided in the building constructed on stilts with no external wall.

SCHEDULE—Contd.

(1)	(2)	(3)
16.7	The space to be left out for parking as given in regulations 16.1 to 16.6 shall be addition to the open spaces left out for lighting and ventilation purposes as given regulation No. 15. Those spaces may be used for parking provided minimum distance of 3.00 mt. around the buildings is kept free of any parking of loading and unloading spaces excepting the buildings as mentioned in Note No. 4 of the table No. 8	The space to be left out for parking as given in regulations 16.1 to 16.6 shall be addition to the open spaces left out for lighting and ventilation purposes as given regulation No. 15. Those spaces may be used for parking provided minimum distance of 3.00 mt. around the buildings is kept free of any parking of loading and unloading spaces excepting the buildings as mentioned in Note No. 4 of the table No. 8
16.8	Parking space shall be paved and clearly marked for different types of vehicles.	Parking space shall be paved and clearly marked for different types of vehicles.
16.9	In case of parking spaces provided in basements, at least two ramps of adequate width and slope (see Regulation No. 17.11) shall be provided located preferably opposite ends. If it is not feasible due to site condition, one vehicle lift may be provided instead of two ramps.	In case of parking spaces provided in basements, at least two ramps of adequate width and slope (see Regulation No. 17.11) shall be provided located preferably opposite ends. If it is not feasible due to site condition, one vehicle lift with battery backup and one ramp may be provided instead of two ramps.
16.10	In additional to the regular parking area as per rule, a space of 3.0m. wide strip along the road on front/side shall be provided as visitors parking on the roads prescribed by the N. M. C./N. I. T. for the mixed user buildings as prescribed and directed by the Commissioner N.M.C./Chairman N.I.T., Provided further that no compound wall or any other enclosure shall be allowed between plot boundary and front of the building line.	In additional to the regular parking area as per rule, a space of 3.0m. wide strip along the road on front/side shall be provided as visitors parking on the roads prescribed by the N. M. C./N. I. T. for the mixed user buildings as prescribed and directed by the Commissioner N.M.C./Chairman N.I.T., Provided further that no compound wall or any other enclosure shall be allowed between plot boundary and front of the building line.
16.11	Rule No. 16.11-Independent building, proposed only for parking may be permitted within the same premises, but only after leaving the required marginal distances at prescribed in the sanctioned D. C. R. provided that additional parking in excess of the minimum required, may be permitted on payment of premium as decided by the Municipal Commissioner /Chairman N. I. T.  (शासनाने दि-२९-१-२०१५ रोजी कलम ३७ (२) अन्यथे नविन नियम क्र १६.११ बेसमेंट पार्किंगचा नियम समाविष्ट केला आहे. सबब प्रस्तुत प्रकरणी नियम क्र. १६.१२ देणे आहे.)	Rule No. 16.11-Independent building, proposed only for parking may be permitted within the same premises, but only after leaving the required marginal distances at prescribed in the sanctioned D. C. R. provided that additional parking in excess of the minimum required, may be permitted on payment of premium as decided by the Municipal Commissioner /Chairman N. I. T.  (शासनाने दि-२९-१-२०१५ रोजी कलम ३७ (२) अन्यथे नविन नियम क्र १६.११ बेसमेंट पार्किंगचा नियम समाविष्ट केला आहे. सबब प्रस्तुत प्रकरणी नियम क्र. १६.१२ देणे आहे.)
16.12	<b>Regulation No. 16.12—Basement for Parking :—</b>  1. (i) For plot area up to 1000sq.m.— single basement may be permitted.  (ii) For Plot area equal to or more than 1000 sq.mt. but less than 2000 sq.mt.- Two tier basement may be permitted.  (iii) For Plot area above 2000 sq.m.-Three tier basement may be permitted considering all technical requirements and strata.  2. Construction of Basement as per above provision shall be subject to the following conditions :—  (i) Basement shall be permissible only after compliance of other provisions of D C. Rules.  (ii) The structural design of the Basement slab shall be of adequate strength so as to bear the load of fire engines and related vehicles.	<b>Regulation No. 16.12—Basement for Parking :—</b>  1. (i) For plot area up to 1000sq.m.— single basement may be permitted.  (ii) For Plot area equal to or more than 1000 sq.mt. but less than 2000 sq.mt.- Two tier basement may be permitted.  (iii) For Plot area above 2000 sq.m.-Three Tier basement may be permitted considering all technical requirements and strata.  2. Construction of Basement as per above provision shall be subject to the following conditions :—  (i) Basement shall be permissible only after compliance of other provisions of D C. Rules.  (ii) The structural design of the Basement slab shall be of adequate strength so as to bear the load of fire engines and related vehicles.

**TABLE-8**  
**OFF STREET PARKING SPACES**

Sr. No.	Proposed Modification										Sanctioned Modification									
	Occupancy	One Parking space for every	Congested Area		Non-congested Area		Visitor's Parking in addition to prescribed Parking Space	Occupancy	One Parking space for every	Congested Area		Non-congested Area		Visitor's Parking in addition to prescribed Parking Space						
			Car Nos.	Scoo- ter Nos.	Cycle Nos.	Car Nos.	Scoo- ter Nos.	Cycle Nos.		Car Nos.	Scoo- ter Nos.	Cycle Nos.	Car Nos.	Scoo- ter Nos.	Cycle Nos.					
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)		
1	Residential (i) Multi Family residential	(a) For every Tenement having carpet area of 150 Sq. mt. and above.	2	2	2	2	2	2	5%	Residential (i) Multi Family	(a) For every Tenement having carpet area of 150 Sq. mt. and above.	2	2	2	2	2	2	5%		
		(b) For every Tenement having carpet area equal to or above 100 Sq. mt. but less than 150 Sq. mt.	1	2	2	1	2	2	5%		(b) For every Tenement having carpet area equal to or above 100 Sq. mt. but less than 150 Sq. mt.	1	2	2	1	2	2	5%		
		(c) For every 2 Tenement with each tenement having carpet area equal to or above 40 Sq. mt. but less than 100 Sq. mt.	1	4	2	1	4	2	5%		(c) For every 2 Tenement with each tenement having carpet area equal to or above 40 Sq. mt. but less than 100 Sq. mt.	1	4	2	1	4	2	5%		
		(d) For every 4 Tenement having carpet area up to 40 Sq. mt.	1	4	4	1	4	4	5%		(d) For every 4 Tenement having carpet area up to 40 Sq. mt.	1	4	4	1	4	4	5%		
	(ii) Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms.	3	4	4	3	4	4	..	(ii) Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms.	2	2	2	2	2	2	..		
	(iii) For Star/ Five Star Hotels	For every five guest rooms.	3	6	4	3	6	4	..	(iii) For Star/ Five Star Hotels	For every five guest rooms.	2	3	3	2	4	4	..		
	(iv) Restaurants	For every 50 Sq. mt. carpet area.	0	8	8	2	8	4	5%	(iv) Restaurants	For every 50 Sq. mt. carpet area.	0	8	8	2	8	4	..		

TABLE-8—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
2	Health (Hospital, Medical Institutions)	For every 10 beds	2	6	5	2	6	5	5%	(i) Health (Hospital, Medical Institutions)	For every 10 beds	2	6	5	2	6	5	5%
3	Assembly (a) Theaters, Single Screen Cinema Hall and concert hall	For every 40 seats	4	12	8	4	12	8	..	Assembly (a) Theaters, Single Screen Cinema Hall and concert hall	For every 40 seats	4	12	8	4	12	8	..
	(a) (i) Multiplex	For every 40 seats	4	12	4	6	16	4	..	(a) (i) Multiplex	For every 40 seats	4	12	4	6	16	4	..
	(b) Mangal Karyalaya and Community Hall.	For every 100 Sq. mt. carpet area or fraction thereof	4	20	8	5	20	8	..	(b) Mangal Karyalaya and Community Hall	For every 100 Sq. mt. carpet area or fraction thereof.	4	20	8	5	20	8	..
	(c) Community Hall and Club House in layout open Space.	For every 100 Sq. mt. carpet area or fraction thereof	1	4	2	1	4	2	..	(c) Community Hall and Club House in layout open Space.	For every 100 Sq. mt. carpet area or fraction thereof.	1	4	2	1	4	2	..
4	Educational (a) School and the Administrative as well as Public Service Areas therein.	(1) For every 100 Sq. mt. carpet area of the Administrative as well as Public Service Areas of the School.	2	4	4	2	4	4	..	Educational (a) School and the Administrative as well as Public Service Areas therein.	(1) For every 100 Sq. mt. carpet area of the Administrative as well as Public Service areas of the School.	2	4	4	2	4	4	..
		(2) For every 3 Classrooms (LCV)  (LCV includes Mini bus and Tempo)	2	20	10	2	20	10	..		(2) For every 3 Classrooms (LCV)  (LCV includes Mini bus and Tempo)	2	20	10	2	20	10	..
	(b) Colleges and the Administrative as well as Public Service Areas therein	(1) For every 100 Sq. mt. Carpet area of the Administrative as well as Public Service Area of the School.	2	15	10	2	20	10	..	(b) Colleges and the Administrative as well as Public Service Areas therein	(1) For every 100 Sq. mt. Carpet area of the Admininitive as well as Public Service Areas of the School.	2	15	10	2	20	10	..
		(2) For every 3 Classrooms.	2	75	30	2	90	30	..		(2) For every 3 Classrooms.	2	75	30	2	90	30	..
	(c) Coaching Classes/Tuition Classes/Hobby Classes.	For every 20 Students	1	5	10	1	5	10	..	(c) Coaching Classes/Tuition Classes/Hobby Classes.	For every 20 Students	1	5	10	1	5	10	..

TABLE-8—Contd.

(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	(१७)	(१८)	(१९)
५	Government or semipublic Offices	For every 100 Sq. mt. carpet area or fraction thereof.	2	12	4	3	15	4	20%	Government or semipublic Offices	For every 100 Sq. mt. carpet area or fraction thereof.	2	12	4	3	15	4	20%
६	Mercantile (a) Shops and Shopping Malls	100 Sq. mt. Carpet area or fraction thereof.	2	4	4	2	4	4	5%	Mercantile (a) Shops and Offices	100 Sq. mt. Carpet area or fraction thereof.	2	4	4	2	4	4	5%
	(b) Shopping Malls	100 Sq. mt. Carpet area or fraction thereof.	3	6	6	3	9	3	5%	(b) Shopping Malls	100 Sq. mt. Carpet area or fraction thereof.	3	6	6	3	9	3	5%
	(c) Wholesale	100 Sq. mt. Carpet area or fraction thereof.	2	2	4	2	4	2	..	(c) Wholesale	100 Sq. mt. Carpet area or fraction thereof.	2	2	4	2	4	2	..
	(d) Hazardous Building	For every 100 Sq. mt. Carpet area or fraction thereof.	1	2	4	1	4	4	..	(d) Hazardous Building	For every 100 Sq. mt. Carpet area or fraction thereof.	1	2	4	1	4	4	..
	(e) IT Building	For every 200 Sq. mt. Carpet area or fraction thereof.	5	12	4	5	12	4	..	(e) IT Building	For every 200 Sq. mt. Carpet area or fraction thereof.	5	12	4	5	12	4	..
७	Industrial Use	For every 300 Sq. mt. Carpet area or fraction thereof.	3	12	4	4	12	4	..	Industrial Use	For every 300 Sq. mt. Carpet area or fraction thereof.	3	12	4	4	12	4	..
८	Storage Type Use	For every 300 Sq. mt. Carpet area or fraction thereof.	..	2	4	1	4	8	..	Storage Type Use	For every 300 Sq. mt. Carpet area or fraction thereof.	..	2	4	1	4	8	..
९	(a) Plot up to 300 Sq. mt. but above 200 Sq.mt.	For single dwelling unit	2	2	2	2	2	2	..	(a) Plot up to 300 Sq. mt. but above 200 Sq. mt.	For single dwelling unit	2	2	2	2	2	2	..
	(b) Plot up to 200 Sq. mt. but above 100 Sq.mt.	For single dwelling unit	1	2	2	1	2	2	..	(b) Plot up to 200 Sq. mt. but above 100 Sq. mt.	For single dwelling unit	1	2	2	1	2	2	..
	(c) Plot less than or equal to 100 Sq.mt.	For single dwelling unit	0	2	2	0	2	2	..	(c) Plot less than or equal to 100 Sq. mt.	For single dwelling unit	0	2	2	0	2	2	..

**Note.—**(i) For visitor's parking if fraction comes more than 0.5 then one parking should be added.

(ii) 5% of visitors parking in residential buildings only is allowed in front marginal distance, subject to fire norms.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

रा. शा. चौहान,  
कक्ष अधिकारी.

भाग १-अ (असा.) (ना. वि. पु.), म. शा. रा., अ. क्र. १५६.

## URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-32, Dated the 20<sup>th</sup> September, 2016

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.—

No. TPS-2415-212-CR-117-2015-UD-9.—

Whereas, Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2496-2643-CR-300 (A)-97-UD-9, dated the 7th January, 2000 and has come into force with effect from the 1st March, 2000 (hereinafter referred to as 'the said Development Plan') under section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") and also the Development Control Rules for the area within the jurisdiction of Nagpur Municipal Corporation have been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2400-1684-CR-1952-2000-UD-9, dated the 31st March, 2001 and have come into force with effect from the 9th April, 2001 (hereinafter referred to as "the said DCRs");

And Whereas, to the Modification regarding parking to the said Regulations have been sanctioned by Government Notification No. TPS-2415-212-CR-117--2015-UD-9, dated the 4th January, 2016;

And Whereas, after considering the references made by Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur *vide* their letter dated 2nd March, 2016 and dated 5th March, 2016 respectively it has become expedient to make necessary modification to the said Regulations;

And Whereas, in the larger Public interest, the Government finds it expedient to modify the rule No. 16 of the said Regulations according to the Schedule appended hereto (hereinafter referred to as "the said modification");

And Whereas, in the light of the above, under the powers conferred on it by section 37 (1AA) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") the Government in Urban Development Department published a Notice No. TPS-2415-212-CR-117--2015-UD-9, dated the 6th April, 2016; to Rules No. 16 parking in the said Development Control Regulations (hereinafter referred to as "the said Modification") which appeared in the *Official Gazette* Part-A, Nagpur Division on the 7-13-4-2016 at Page Nos. 1 to 11, and appointed the Joint Director of Town Planning, Nagpur Division, Nagpur as the officer (hereinafter referred to as "the said Officer") to hear suggestions/objections and submit his report to the Government within 30 days after expiry of above mentioned period;

And Whereas, the said Officer has submitted his report *vide* his letter No. 1107, dated 20-7-2016 to the Government;

And Whereas, after considering the report of the said Officer and consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary enquiries, the Government is of the opinion that the said Modification should be sanctioned;

Now, therefore, in exercise of the powers conferred by sub-section (1 AA) (C) of Section 37 of the said Act, the Government hereby—

- (a) Sanctions the said Modification as specifically described in the Schedule appended to this Notification.
- (b) Fixes the date of publication of this Notification in the *Official Gazette* as the date of coming into force of the modification sanctioned *vide* this Notification.

A copy of this Notification shall be kept open for inspection by the general public during office hours in the offices on all working days for a period of one month—

- (1) The Commissioner, Nagpur Municipal Corporation, Nagpur.
- (2) The Chairman, Nagpur Improvement Trust, Nagpur.
- (3) The Divisional Joint Director of Town Planning, Nagpur Division, Nagpur.

This Notice shall also be available on the Govt.'s web site at [www.maharashtra.gov.in](http://www.maharashtra.gov.in) as well as on web site of Director of Town Planning, Pune at [www.dtp.maharashtra.gov.in](http://www.dtp.maharashtra.gov.in).

### SCHEDULE

Regulation No. (1)	Proposed Modification (2)	Sanctioned Modification (3)
16	PARKING, LOADING AND UNLOADING SPACES :--	PARKING, LOADING AND UNLOADING SPACES :--
16.1	Each off street parking space provided for motor vehicles shall not be less than 2.5 m. x 5m. area, and for scooters and cycles the parking spaces provided shall not be less than 2.00 sq. mt. and 1.0 sq. mt. respectively.	Each off street parking space provided for motor vehicles shall not be less than 2.5 m. x 5m. area, and for scooters and cycles the parking spaces provided shall not be less than 2.00 sq. mt. and 1.0 sq. mt. respectively.
16.2	For building of different occupancies off street space for vehicles shall be provided as given 16.2.1	For building of different occupancies off street space for vehicles shall be provided as given 16.2.1
16.2.1	Parking Spaces—The provision for parking of vehicles shall be given as given in Tables-8 & technical norms shall be as per site condition, but without compromising the basic requirement. Wherever a property is developed or redeveloped parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.  (1) General Space Requirements :—  (i) Types : The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock up garages.  (ii) For calculation of marginal distances the height of parking floors (Maximum two floors above the ground level) shall not be taken in account. However height of such parking floors shall be counted towards the total height of the building for deciding the building as high rise building and for Civil Aviation purpose.	Parking Spaces—The provision for parking of vehicles shall be given as given in Tables-8 & technical norms shall be as per site condition, but without compromising the basic requirement. Wherever a property is developed or redeveloped parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.  (2) General Space Requirements :—  (i) Types : The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock up garages.  (ii) For calculation of marginal distances the height of parking floors (Maximum two floors above the ground level) shall not be taken in account. However height of such parking floors shall be counted towards the total height of the building for deciding the building as high rise building and for Civil Aviation purpose.

## SCHEDE—Contd.

(1)	(2)	(3)	
Types of Vehicle/ Parking space (1)	Minimum size/ area of (2)	Types of Vehicle/ Parking space (1)	Minimum size/ area of (2)
(a) Motor Vehicle	2.5m. x 5m.	(a) Motor Vehicle	2.5m. x 5m.
(b) Scooter, Motor Cycle	2.0 sq.m.	(b) Scooter, Motor Cycle	2.0sq.m.
(c) Bicycle	1.0 sq.m.	(c) Bicycle	1.0 sq.m.
(d) Transport Vehicle	3.75m. x 7.5m.	(d) Transport Vehicle	3.75m.x 7.5m.

**Note:—** In the case of parking spaces for motor vehicle, up to 50 per cent of the prescribed space may be of the size of 2.3m. x 4.5m.

- (iv) **Marking of parking spaces :—**Parking space shall be paved and clearly marked for different types of vehicles.
- (v) **Manoeuvring and other ancillary spaces, off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such others provisions required for adequate manoeuvring of vehicles.**
- (vi) **Ramps for basement parking :—**Ramps for parking in basement should conform to the requirement of 19.4.6.
- (vii) **Podium parking may be allowed for plots having area more than 2000 sq. mt. subject to the following conditions:—**
  1. No podium shall be allowed in the front set back.
  2. Podium may be allowed only after leaving 6mt. marginal distance from sides & rear side of the building.
  3. The minimum open space required is as per the provision of Rule No. 13.3.1 of sanctioned DCR of the city Open space proposed on the podium may be permissible, however it shall be in addition to the open space required as per the rules.
  4. The structural design of podium slab and ramp shall be of adequate strength so as to bear the load of fire engines and related vehicles.
  5. Ramp may be permitted in the side and rear marginal open spaces, but only after leaving sufficient space or after making necessary arrangement for movement of fire tenders.
  6. The consent of the Chief Fire Officer shall be necessary before permitting the podium and the ramp.

**Note:—**In the case of parking spaces for motor vehicle, up to 50 per cent of the prescribed space may be of the size of 2.3m.x 4.5m.

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- (v) **Manoeuvring and other ancillary spaces, off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvring of vehicles.**
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- (vii) **Podium parking may be allowed for plots having area more than 2000 sq. mt. subject to the following conditions:—**
  1. No podium shall be allowed in the front set back.
  2. Podium may be allowed only after leaving 6mt. marginal distance from sides & rear side of the building.
  3. The minimum open space required is as per the provision of Rule No. 13.3.1 of sanctioned DCR of the city Open space proposed on the podium may be permissible, however it shall be in addition to the open space required as per the rules.
  4. The structural design of podium slab and ramp shall be of adequate strength so as to bear the load of fire engines and related vehicles.
  5. Ramp may be permitted in the side and rear marginal open spaces, but only after leaving sufficient space or after making necessary arrangement for movement of fire tenders.
  6. The consent of the Chief Fire Officer shall be necessary before permitting the podium and the ramp.

## SCHEDULE–Contd.

(1)	(2)	(3)
Note 1	Note 1 : In the case of auditoria for Educational Building Parking space shall be as per Sr. No. 4.	Note 1 : In the case of auditoria for Educational Building Parking space shall be as per Sr. No. 4.
Note 2	Note 2 : For plots up to 100 sq. mt. as in the case of shops, parking space need not be insisted.	Note 2 : For plots up to 100 sq. mt. as in the case of shops, parking space need not be insisted.
Note 3	Note 3 : In case the number of vehicles for which the parking required as per the Table above is a fraction, the same shall be rounded off to the next higher integer.	Note 3 : In case the number of vehicles for which the parking required as per the Table above is a fraction, the same shall be rounded off to the next higher integer.
Note 4	Note 4 : Deleted.	Note 4 : Deleted.
Note 4	Note 4 : Parking space for plots up to 300 sq. mt. shall be as per the Sr. No. 9 it shall be allowed in marginal space only in case of independent single family resident bungalows only.	Note 4 : Parking space for plots up to 300 sq. mt. shall be as per the Sr. No. 9 it shall be allowed in marginal space only in case of independent single family resident bungalows only.
Note 5	Note 5 : Further a garage shall be allowed in rear marginal distance at one corner having dimension 3 mt. x 6 mt. area.	Note 5 : Further a garage shall be allowed in rear marginal distance at one corner having dimension 3 mt. x 6 mt. area.
16.3	Off street parking space shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate manoeuvering of vehicle shall be exclusive of the parking space stipulated in the regulations.	Off street parking space shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate manoeuvering of vehicle shall be exclusive of the parking space stipulated in the regulations.
16.4	If the total parking space required by these regulations is provided by a group of property owners for their mutual benefits, such use of this space may be construed meeting the off street parking requirements under these regulations subject to the approval of the Authority. In such cases, the details of requirement for total development should be submitted. If common parking space is proposed for the group of building and the owners of such building shall submit the lay out showing	If the total parking space required by these regulations is provided by a group of property owners for their mutual benefits, such use of this space may be construed meeting the off street parking requirements under these regulations subject to the approval of the Authority. In such cases, the details of requirement for total development should be submitted. If common parking space is proposed for the group of building and the owners of such building shall submit the lay out showing

## SCHEDULE–Contd.

(1)	(2)	(3)
	such reservation of parking space and also a registered undertaking that the area earmarked for the parking space will be kept unbuilt and will be developed as a parking lot.	such reservation of parking space and also a registered undertaking that the area earmarked for the parking space will be kept unbuilt and will be developed as a parking lot.
16.5	In Addition to the parking spaces provided for building of Mercantile (commercial like office, markets, department as store industrial and storage) loading and unloading spaces for each 1000 sq. mt. of floor area fraction thereof exceeding the first 200 sq.mt of floor area, shall be provided. The space shall not be less than 3.75m. x 7.5m.	In Addition to the parking spaces provided for building of Mercantile (commercial like office, markets, department as store industrial and storage) loading and unloading spaces for each 1000 sq. mt. of floor area fraction thereof exceeding the first 200 sq.mt of floor area, shall be provided. The space shall not be less than 3.75m. x 7.5m.
16.6	Parking lock up garages shall be included in the calculation for floor space for F. A. calculation unless they are provided in the building constructed on stilts with no external wall.	Parking lock up garages shall be included in the calculation for floor space for F. A. calculation unless they are provided in the building constructed on stilts with no external wall.
16.7	The space to be left out for parking as given in regulations 16.1 to 16.6 shall be addition to the open spaces left out for lighting and ventilation purposes as given regulation No. 15. Those spaces may be used for parking provided minimum distance of 3.00 mt. around the buildings is kept free of any parking of loading and unloading spaces excepting the buildings as mentioned in Note No. 4 of the table No. 8.	The space to be left out for parking as given in regulations 16.1 to 16.6 shall be addition to the open spaces left out for lighting and ventilation purposes as given regulation No. 15. Those spaces may be used for parking provided minimum distance of 3.00 mt. around the buildings is kept free of any parking of loading and unloading spaces excepting the buildings as mentioned in Note No. 4 of the table No. 8.
16.8	Parking space shall be paved and clearly marked for different types of vehicles.	Parking space shall be paved and clearly marked for different types of vehicles.
16.9	In case of parking spaces provided in basements, at least two ramps of adequate width and slope (see Regulation No. 17.11) shall be provided located preferably opposite ends. If it is not feasible due to site condition, one vehicle lift may be provided instead of two ramps.	In case of parking spaces provided in basements, at least two ramps of adequate width and slope (see Regulation No. 17.11) shall be provided located preferably opposite ends. If it is not feasible due to site condition, one vehicle lift with battery backup and one ramp may be provided instead of two ramps.
16.10	In additional to the regular parking area as per rule, a space of 3.0m. wide strip along the road on front/ side shall be provided as visitors parking on the roads prescribed by the N. M. C./N. I. T. for the mixed user buildings as prescribed and directed by the Commissioner N.M.C./ Chairman N.I.T. ; Provided further that no compound wall or any other enclosure shall be allowed between plot boundary and front of the building line.	In additional to the regular parking area as per rule, a space of 3.0m. wide strip along the road on front/ side shall be provided as visitors parking on the roads prescribed by the N. M. C./N. I. T. for the mixed user buildings as prescribed and directed by the Commissioner N.M.C./ Chairman N.I.T. ; Provided further that no compound wall or any other enclosure shall be allowed between plot boundary and front of the building line.

## SCHEDULE—Contd.

(1)	(2)	(3)
16.11	<p>Rule No. 16.11-Independent building, proposed only for parking may be permitted within the same premises, but only after leaving the required marginal distances at prescribed in the sanctioned D. C. R. provided that additional parking in excess of the minimum required, may be permitted on payment of premium as decided by the Municipal Commissioner /Chairman N. I. T.</p> <p>(शासनाने दि. २९-१-२०१५ रोजी कलम ३७ (२) अन्वये नवीन नियम क्र १६.११ बेसमेंट पार्किंगचा नियम समाविष्ट केला आहे. सबब प्रस्तुत प्रकरणी नियम क्र. १६.१२ देणे आहे.)</p>	<p>Rule No. 16.11-Independent building, proposed only for parking may be permitted within the same premises, but only after leaving the required marginal distances at prescribed in the sanctioned D. C. R. provided that additional parking in excess of the minimum required, may be permitted on payment of premium as decided by the Municipal Commissioner /Chairman N. I. T.</p> <p>(शासनाने दि. २९-१-२०१५ रोजी कलम ३७ (२) अन्वये नवीन नियम क्र १६.११ बेसमेंट पार्किंगचा नियम समाविष्ट केला आहे. सबब प्रस्तुत प्रकरणी नियम क्र. १६.१२ देणे आहे.)</p>
16.12	<p><b>Regulation No. 16.12—Basement for Parking :-</b></p> <ol style="list-style-type: none"> <li>1. (i) For Plot area up to 1000 sq.m.—Single basement may be permitted.</li> <li>(ii) For Plot area equal to or more than 1000 sq.mt. but less than 2000 sq.mt.- Two tier basement may be permitted.</li> <li>(iii) For Plot area above 2000 sq.m.-Three tier basement may be permitted considering all technical requirements and strata.</li> </ol> <p>2. Construction of Basement as per above provision shall be subject to the following conditions :-</p> <ol style="list-style-type: none"> <li>(i) Basement shall be permissible only after compliance of other provisions of D. C. Rules</li> <li>(ii) The structural design of the Basement slab shall be of adequate strength so as to bear the load of fire engines and related vehicles.</li> </ol>	<p><b>Regulation No. 16.12—Basement for Parking :-</b></p> <ol style="list-style-type: none"> <li>1. (i) For Plot area up to 1000 sq.m.—Single basement may be permitted.</li> <li>(ii) For Plot area equal to or more than 1000 sq.mt. but less than 2000 sq.mt.- Two tier basement may be permitted.</li> <li>(iii) For Plot area above 2000 sq.m.-Three tier basement may be permitted considering all technical requirements and strata.</li> </ol> <p>2. Construction of Basement as per above provision shall be subject to the following conditions :-</p> <ol style="list-style-type: none"> <li>(i) Basement shall be permissible only after compliance of other provisions of D. C. Rules</li> <li>(ii) The structural design of the Basement slab shall be of adequate strength so as to bear the load of fire engines and related vehicle.</li> </ol>

TABLE-8  
OFF STREET PARKING SPACES

Sr. No.	Occupancy	One Parking space for every	Proposed Modification									Sanctioned Modification								
			Congested Area			Non-congested Area			Visitor's Parking in addition to prescribed Parking Space	(11)	(12)	Congested Area			Non-congested Area			Visitor's Parking in addition to prescribed Parking Space		
			Car Nos.	Scoo- ter Nos.	Cycle Nos.	Car Nos.	Scoo- ter Nos.	Cycle Nos.				Car Nos.	Scoo- ter Nos.	Cycle Nos.	Car Nos.	Scoo- ter Nos.	Cycle Nos.			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)		
1	Residential (i) Multi Family residential	(a) For every Tenement having carpet area of 150 Sq. mt. and above.	2	2	2	2	2	2	5%	Residential (i) Multi Family	(a) For every Tenement having carpet area of 150 Sq. mt. and above.	2	2	2	2	2	2	5%		
		(b) For every Tenement having carpet area equal to or above 100 Sq. mt. but less than 150 Sq. mt.	1	2	2	1	2	2	5%		(b) For every Tenement having carpet area equal to or above 100 Sq. mt. but less than 150 Sq. mt.	1	2	2	1	2	2	5%		
		(c) For every 2 Tenement with each tenement having carpet area equal to or above 40 Sq. mt. but less than 100 Sq. mt.	1	4	2	1	4	2	5%		(c) For every 2 Tenement with each tenement having carpet area equal to or above 40 Sq. mt. but less than 100 Sq. mt.	1	4	2	1	4	2	5%		
		(d) For every 4 Tenement having carpet area up to 40 Sq. mt.	1	4	4	1	4	4	5%		(d) For every 4 Tenement having carpet area up to 40 Sq. mt.	1	4	4	1	4	4	5%		
	(ii) Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms.	3	4	4	3	4	4	..	(ii) Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms.	2	2	2	2	2	2	..		
	(iii) For Star/ Five Star Hotels	For every five guest rooms.	3	6	4	3	6	4	..	(iii) For Star/ Five Star Hotels	For every five guest rooms.	2	3	3	2	4	4	..		
	(iv) Restaurants	For every 50 Sq. mt. carpet area.	0	8	8	2	8	4	5%	(iv) Restaurants	For every 50 Sq. mt. carpet area.	0	8	8	2	8	4	..		
2	Health (Hospital, Medical Institutions)	For every 10 beds	2	6	5	2	6	5	5%	(i) Health (Hospital, Medical Institutions)	For every 10 beds	2	6	5	2	6	5	5%		
3	Assembly (a) Theaters, Single Screen Cinema Hall and concert hall	For every 40 seats	4	12	8	4	12	8	..	Assembly (a) Theaters, Single Screen Cinema Hall and concert hall	For every 40 seats	4	12	8	4	12	8	..		
	(a) (i) Multiplex	For every 40 seats	4	12	4	6	16	4	..	(a) (i) Multiplex	For every 40 seats	4	12	4	6	16	4	..		

TABLE 8—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	
		(b) Mangal Karyalaya and Community Hall.	For every 100 Sq. mt. carpet area or fraction thereof.	4	20	8	5	20	8	..	(b) Mangal Karyalaya and Community Hall	For every 100 Sq. mt. carpet area or fraction thereof.	4	20	8	5	20	8	..
		(c) Community Hall and Club House in layout open Space.	For every 100 Sq. mt. carpet area or fraction thereof.	1	4	2	1	4	2	..	(c) Community Hall and Club House in layout open Space.	For every 100 Sq. mt. carpet area or fraction thereof.	1	4	2	1	4	2	..
4	Educational (a) School and the Administrative as well as Public Service Areas therein.	(1) For every 100 Sq. mt. carpet area of the Administrative as well as Public Service Areas of the School.	2	4	4	2	4	4	..	Educational (a) School and the Administrative as well as Public Service Areas therein.	(1) For every 100 Sq. mt. carpet area of the Administrative as well as Public Service areas of the School.	2	4	4	2	4	4	..	
		(2) For every 3 Classrooms (LCV) (LCV includes Mini bus and Tempo)	2	20	10	2	20	10	..		(2) For every 3 Classrooms (LCV) (LCV includes Mini bus and Tempo)	2	20	10	2	20	10	..	
	(b) Colleges and the Administrative as well as Public Service Areas therein.	(1) For every 100 Sq. mt. Carpet area of the Administrative as well as Public Service Area of the School.	2	15	10	2	20	10	..	(b) Colleges and the Administrative as well as Public Service Areas therein	(1) For every 100 Sq. mt. Carpet area of the Administrative as well as Public Service Areas of the School.	2	15	10	2	20	10	..	
		(2) For every 3 Classrooms.	2	75	30	2	90	30	..		(2) For every 3 Classrooms.	2	75	30	2	90	30	..	
	(c) Coaching Classes/Tuition Classes/Hobby Classes.	For every 20 Students	1	5	10	1	5	10	..	(c) Coaching Classes/Tuition Classes/Hobby Classes.	For every 20 Students	1	5	10	1	5	10	..	
5	Government or semipublic Offices	For every 100 Sq. mt. carpet area of fraction thereof.	2	12	4	3	15	4	20%	Government or semipublic Offices	For every 100 Sq. mt. carpet area of fraction thereof.	2	12	4	3	15	4	20%	

TABLE-8—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
6	Mercantile (a) Shops and Shopping Malls	100 Sq. mt. Carpet area or fraction thereof.	2	4	4	2	4	4	5%	Mercantile (a) Shops and Offices	100 Sq. mt. Carpet area or fraction thereof.	2	4	4	2	4	4	5%
	(b) Shopping Malls	100 Sq. mt. Carpet area or fraction thereof.	3	6	6	3	9	3	5%	(b) Shopping Malls	100 Sq. mt. Carpet area or fraction thereof.	3	6	6	3	9	3	5%
	(c) Wholesale	100 Sq. mt. Carpet area or fraction thereof.	2	2	4	1	4	4	..	(c) Wholesale	100 Sq. mt. Carpet area or fraction thereof.	2	2	4	2	4	2	..
	(d) Hazardous Building	For every 100 Sq. mt. Carpet area or fraction thereof.	1	2	4	1	4	4	..	(d) Hazardous Building	For every 100 Sq. mt. Carpet area or fraction thereof.	1	2	4	1	4	4	..
	(e) IT Building	For every 200 Sq. mt. Carpet area or fraction thereof.	5	12	4	5	12	4	..	(e) IT Building	For every 200 Sq. mt. Carpet area or fraction thereof.	5	12	4	5	12	4	..
7	Industrial Use	For every 300 Sq. mt. Carpet area or fraction thereof.	3	12	4	4	12	4	..	Industrial Use	For every 300 Sq. mt. Carpet area or fraction thereof.	3	12	4	4	12	4	..
8	Storage Type Use	For every 300 Sq. mt. Carpet area or fraction thereof.	..	2	4	1	4	8	..	Storage Type Use	For every 300 Sq. mt. Carpet area or fraction thereof.	..	2	4	1	4	8	..
9	(a) Plot upto 300 Sq. mt. but above 200 Sq.mt.	For single dwelling unit	2	2	2	2	2	2	..	(a) Plot upto 300 Sq. mt. but above 200 Sq. mt.	For single dwelling unit	2	2	2	2	2	2	..
	(b) Plot upto 200 Sq. mt. but above 100 Sq.mt.	For single dwelling unit	1	2	2	1	2	2	..	(b) Plot upto 200 Sq. mt. but above 100 Sq. mt.	For single dwelling unit	1	2	2	1	2	2	..
	(c) Plot less than or equal to 100 Sq.mt.	For single dwelling unit	0	2	2	0	2	2	..	(c) Plot less than or equal to 100 Sq. mt.	For single dwelling unit	0	2	2	0	2	2	..

**Note.—(i)** For visitor's parking if fraction comes more than 0.5 then one parking should be added.

(ii) 5% of visitors parking in residential buildings only is allowed in front marginal distance, subject to fire norms.

By order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,  
Desk Officer.